# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price			or rang betwee		\$1,525,000	&	\$1,585,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$1,680,000	Property type		House		Suburb	Bentleigh
Period-from	01 Aug 2022	to	31 Jul 20	)23	Source		Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
19A PATTERSON ROAD BENTLEIGH VIC 3204	\$1,545,000	26-May-23	
32B RAILWAY CRESCENT BENTLEIGH VIC 3204	\$1,630,000	25-May-23	
4/14A GLENIFFER AVENUE BRIGHTON EAST VIC 3187	\$1,525,000	23-Mar-23	

#### OR

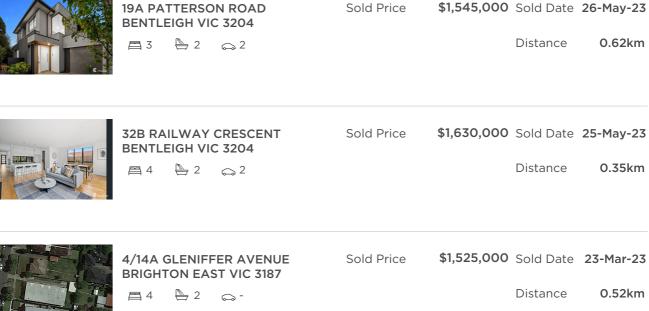
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 30 August 2023



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📀 OBrien Real Estate					
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d Price	\$1,545,000 Sold Date 26-May-2				



#### RS = Recent sale UN = Undisclosed Sale

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